108.0	0001	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,400 /	810,400
					USE VALUE:	810,400 /	810,400
					ASSESSED:	810,400 /	810,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'CONNOR THOMAS R JR
Owner 2:	
Owner 3:	
Street 1:	15 CLYDE TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .158 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6900.000	370,800	700	438,900	810,400
Total Card	0.158	370,800	700	438,900	810,400
Total Parcel	0.158	370,800	700	438,900	810,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.34 | /Parcel: 338.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 68713
GIS Ref:
GIS Ref:
Insp Date: 09/19/18

!8450!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	370,800	700	6,900.	438,900	810,400		Year end	12/23/2021
2021	101	FV	359,600	700	6,900.	438,900	799,200		Year End Roll	12/10/2020
2020	101	FV	359,600	700	6,900.	438,900	799,200	799,200	Year End Roll	12/18/2019
2019	101	FV	270,500	700	6,900.	445,200	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	270,500	700	6,900.	332,300	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	270,500	700	6,900.	301,000	572,200	572,200	Year End Roll	1/3/2017
2016	101	FV	270,500	700	6,900.	288,400	559,600	559,600	Year End	1/4/2016
2015	101	FV	263,800	700	6,900.	244,500	509,000	509,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:21:19

LAST REV

Date	Time
10/03/18	14:37:17
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8450

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNIBBS BRIAN/ET	25048-500		12/9/1994		164,000	No	No	Y	

USER DEFINED

Prior Id # 1:	68713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2007	17	Addition	115,400			G8	GR FY08	add 2nd flr w/ 3 b

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	BS	Barbara S
11/14/2008	Meas/Inspect	294	PATRIOT
11/29/1999	Inspected	267	PATRIOT
10/26/1999	Measured	256	PATRIOT
8/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.91	5									438,902						438,900	

Total AC/HA:	0.15840	Total SF/SM:	6900	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	438,902	Spl Credit		Total:	438,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23593748
Const Adj.:	1.01959002
Adj $ / SQ:	163.819
Other Features:	97090
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	455531
Depreciation:	84729
Depreciated Total:	370802

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

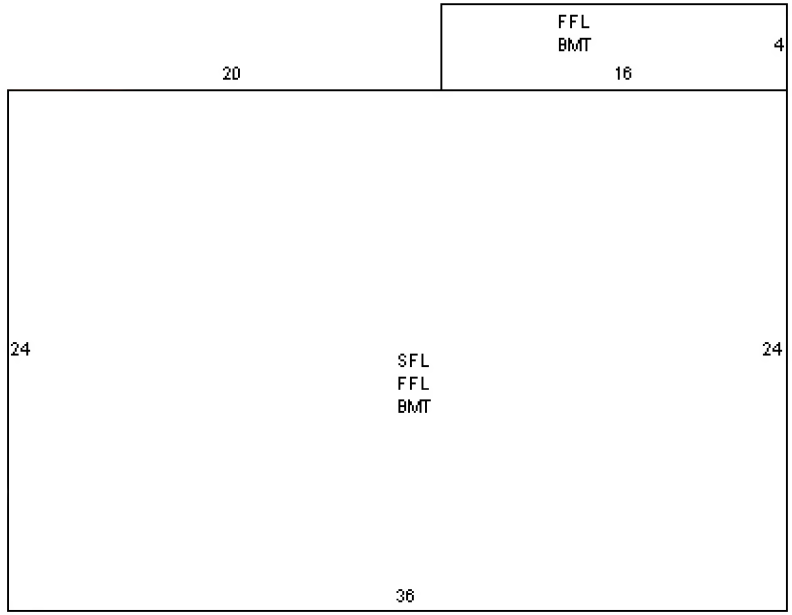
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.82
Special Features:	0	Val/Su Net:	136.32
Final Total:	370800	Val/Su SzAd	206.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	928	69.910	64,876
FFL	First Floor	928	163.820	152,024
SFL	Second Floor	864	163.820	141,540

Net Sketched Area:	2,720			Total:	358,440
Size Ad	1792	Gross Area	2720	FinArea	2395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 X 18	A	AV	2007	4.33	T	9.6	101			700			700
2	Frame Shed	D	Y	1	8 X 12	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:	700	Total Special Featues:	
				Total:	700